

1 BILL NO. R-86-10-

38

2 DECLARATORY RESOLUTION NO. R-

77-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 2504 Getz Road,
7 Fort Wayne, Indiana. (Summit City
8 Investments, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 October 3, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Part of the Southeast Quarter
16 of the Fractional Southwest Quarter
17 of Section 7, Township 30 North,
18 Range 12 East, Allen County,
19 Indiana, more particularly described
20 as follows, to wit:

21 Commencing on the East line of
22 said Fractional Southwest Quarter
23 at a point situated 145.65 feet,
24 S 00°-30' E (deed bearing and
25 is used as the basis for the
26 bearings in this description)
27 from the Northeast corner of
28 the Southeast Quarter of said
29 Fractional Southwest Quarter;
30 thence S 87°-17' W, a distance
31 of 40.03 feet to a point on the
32 West right-of-way line of Getz
Road; thence S 00°-30' E, on
and along said West right-of-way
line, being situated parallel
to and 40.0 feet (measured at
right angles) Westerly of said
East line, a distance of 484.67
feet to the true point of beginning;
thence S 00°-30' E, continuing
along said West right-of-way
line, a distance of 150.0 feet;
thence S 89°-42' W, a distance
of 664.5 feet; thence N 01°-01'
W, a distance of 229.0 feet;
thence S 81°-48' W, a distance
of 15.0 feet to the Southeast
corner of a 5.16 acre tract of
land conveyed to C.L. and E.B.
Schust; thence N 50°-05' E, on
and along the Southeasterly line
of said 5.16 acre tract, a distance

1 Page Two

2 of 626.4 feet; thence N 87°-17'
3 E, a distance of 32.55 feet;
4 thence S 00°-30' E and parallel
5 to said East line, a distance
6 of 478.28 feet; thence N 89°-30'
E, a distance of 165.0 feet to
the true point of beginning,
containing 5.691 acres of land,
subject to all easements of record.

7 said property more commonly known as 2504 Getz Road, Fort Wayne,
8 Indiana;

9 WHEREAS, it appears that said petition should be pro-
10 cessed to final determination in accordance with the provisions
11 of said Division 6.

12 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
13 OF THE CITY OF FORT WAYNE, INDIANA:

14 SECTION 1. That, subject to the requirements of Section
15 4, below, the property hereinabove described is hereby designated
16 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
17 12.1. Said designation shall begin upon the effective date of
18 the Confirming Resolution referred to in Section 3 of this Resolu-
19 tion and shall continue for one (1) year thereafter. Said desig-
20 nation shall terminate at the end of that one-year period.

21 SECTION 2. That upon adoption of this Resolution:

22 (a) Said Resolution shall be filed with the Allen
23 County Assessor;

24 (b) Said Resolution shall be referred to the Committee
25 on Finance and shall also be referred to the De-
26 partment of Economic Development requesting a re-
27 commendation from said department concerning the
28 advisability of designating the above designated
29 area an "Economic Revitalization Area";

30 (c) Common Council shall publish notice in accordance
31 with I.C. 5-3-1 of the adoption and substance of
32 this Resolution and setting this designation as an
"Economic Revitalization Area" for public hearing;

Page Three

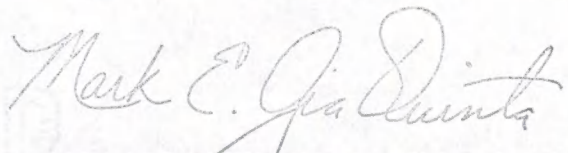
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

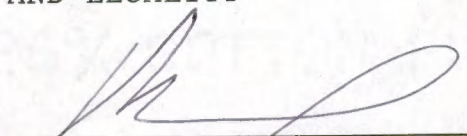
SECTION 5. That it is the preliminary intent of Common Council to recommend a six (6) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-12.1-3(b), after receipt of the owner's application from the County Auditor.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the ^{3rd} time in full and on motion by GiaQuinta, seconded by Esther, and duly adopted, placed on its passage. ~~PASSED~~ (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: 10-28-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-77-86 on the 28th day of October, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of October, 1986, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31 day of October, 1986, at the hour of 4⁰⁰ o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Summit City Investments

Site Location: 2504 Getz Road, Fort Wayne, In. 46804

Councilmanic District: 4th Existing Zoning: B-1-B

Nature of Business: A self-storage Facility

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

13 buildings cotaining a total of 62,280 sq. ft. of storage space
and 1 two story building containing 1200 sq. ft. per floor for
office space.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 900,000.00 Permanent Jobs Created: 3

.....
STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments: Due to the extreme topography of the site it is almost impossible to develop this property for most projects. It is our feeling that this is probably one of the few projects that could work on this site and that this type of facility is needed in Fort Wayne.

Staff James Partin
Date 10-22-86

Director Thomas Latchem
Date

RECEIVED
10-3-86

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- ☒ Real Estate Improvements
- ☐ Personal Property (New Manufacturing Equipment)
- ☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Summit City Investments

Address of Applicant's Principle Place of Business:

P.O. Box 10644
Fort Wayne, IN. 46853

Phone Number of Applicant: (219) 456-3482

Street Address of Property Seeking Designation:

2504 Getz Road
Fort Wayne, Indiana 46804

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>X</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>X</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>—</u>	<u>X</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-B

What zoning classification does the project require? A use
variance has been granted for this project.

What is the nature of the business to be conducted at the project site?
A self-storage facility where residents and small business
store personal items and goods.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	* <u>\$4,500 M/L</u>	* This land has
Improvements	<u>-0-</u>	been replatted
Total	* <u>\$4,500 M/L</u>	and these are
		prorata estim-

What was amount of Total Property Taxes owed during the ^{ates} immediate past year? * Approx. \$182.00 for year 1985 pay 1986.

Give a brief description of the proposed improvements to be made to the real estate.

13 buildings containing a total of 62,280 square feet of storage
space and 1 two story building containing 1200 square feet per
floor for office (down) and apartment (up).

Cost of Improvements: \$ 900,000 estimate

Development Time Frame: Construction will begin October, 1986 and be completed Spring, 1987.

When will physical aspects of improvements begin? November, 1986

When is completion expected? Spring, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?
3

Anticipated time frame for reaching employment level stated above?
January, 1987

What is the nature of those jobs?

Resident manager and maintenance team and property manager.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

There have been several attempts to develop this property with no success. The extreme topography of the site has made it almost impossible to develop any of the intended projects. With a heavy investment in doing the site work, this will be the first project to have any success and quite probably the only substantial development that could ever take place on this site. The success of

In what Township is project site located? Wayne

In what Taxing District is project site located? 94

this development will lead to future benefits for the community in continuing tax revenues. The development of this project will create substantial and lasting tax revenues from land that, left as it is, may never produce more than nominal revenue. This development will also create jobs that would not otherwise have been available to the community.

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Neil H. Kobi
1220 Korte Lane
Fort Wayne, Indiana 46807
Phone Number of Contact Person (219) 456-3482

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Neil H. Kobi
Signature of Applicant

October 3, 1986
Date

Neil H. Kobi

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

"ECONOMIC REVITALIZATION AREA"
PROCEDURE
FORT WAYNE, INDIANA

Applicant receives an application for designation
of property as an "Economic Revitalization Area"

Application is completed and filed in office of
Division of Economic Development; along with
application fee

Application is reviewed
and Economic Development
recommendation is prepared

Law office prepares resolution
to designate area and a resolu-
tion to confirm designation

Both resolutions are introduced
to City Council

Resolution to confirm
designation is sent
to Committee on Finance

Resolution to
designate area is
approved

Applicant presents project to
Committee on Finance

City Council holds a public hearing

City Council votes on Resolution
to confirm designation

Applicant files for deduction of
assessed value with County Auditor

County Auditor requests City Council
to recommend period of deduction

Law office prepares Resolution for
Entitled Deduction

Resolution is introduced to
City Council and placed
into Finance Committee

Applicant gives update report of
project to Committee on Finance

City Council votes on Resolution
for Entitled Deduction

Certified copy of Resolution
is sent to County Auditor

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zk tazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003



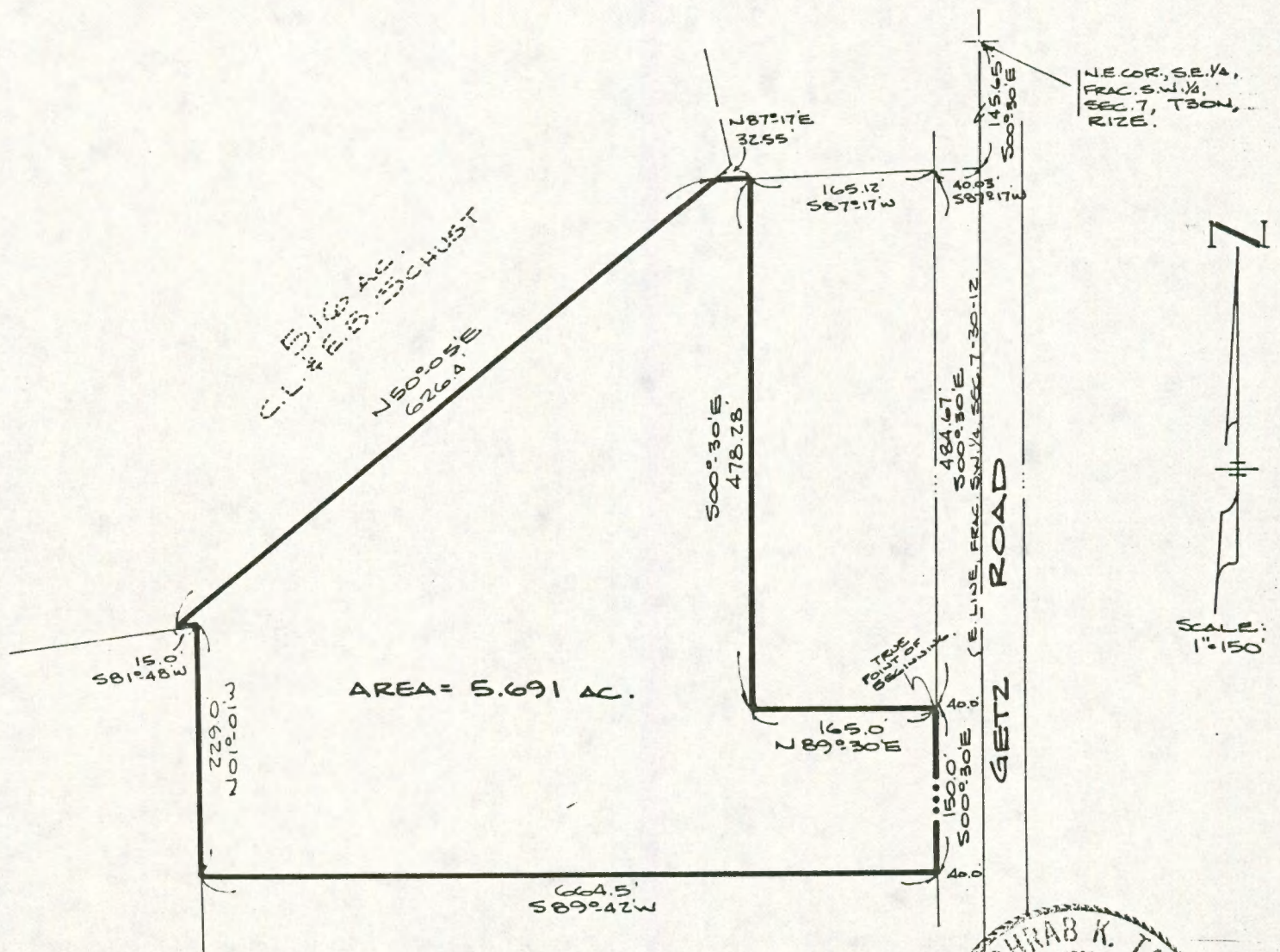
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

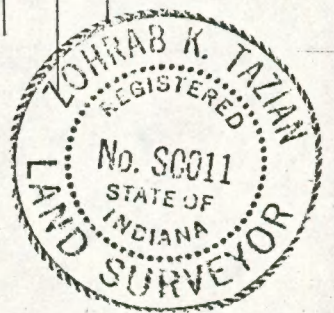
Part of the Southeast Quarter of the Fractional Southwest Quarter of Section 7, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing on the East line of said Fractional Southwest Quarter at a point situated 145.65 feet, S 00°-30' E (deed bearing and is used as the basis for the bearings in this description) from the Northeast corner of the Southeast Quarter of said Fractional Southwest Quarter; thence S 87°-17' W, a distance of 40.03 feet to a point on the West right-of-way line of Getz Road; thence S 00°-30' E, on and along said West right-of-way line, being situated parallel to and 40.0 feet (measured at right angles) Westerly of said East line, a distance of 484.67 feet to the true point of beginning; thence S 00°-30' E, continuing along said West right-of-way line, a distance of 150.0 feet; thence S 89°-42' W, a distance of 664.5 feet; thence N 01°-01' W, a distance of 229.0 feet; thence S 81°-48' W, a distance of 15.0 feet to the Southeast corner of a 5.16 acre tract of land conveyed to C.L. and E.B. Schust; thence N 50°-05' E, on and along the Southeasterly line of said 5.16 acre tract, a distance of 626.4 feet; thence N 87°-17' E, a distance of 32.55 feet; thence S 00°-30' E and parallel to said East line, a distance of 478.28 feet; thence N 89°-30' E, a distance of 165.0 feet to the true point of beginning, containing 5.691 acres of land, subject to all easements of record.



I hereby certify on the 29th day of September, 19 86 that the above survey is correct.
Surveyed for: Kobi/Saud (Schust)
Survey No.:

Zohrab K. Tazian



Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-86-10-38DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonlyknown as 2504 Getz Road, Fort Wayne, Indiana. (Summit City Investments, Petitioner).

EFFECT OF PASSAGE Thirteen (13) buildings containing a total of 62,280 sq. ft. of storage space and 1 two-story building containing 1200 sq. ft. per floor for office space will be constructed on property that is presently undeveloped.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$900,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-10-38

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~ORDINANCE~~ (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

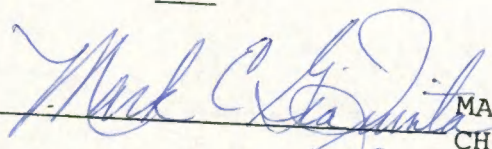
known as 2504 Getz Road, Fort Wayne, Indiana (Summit City

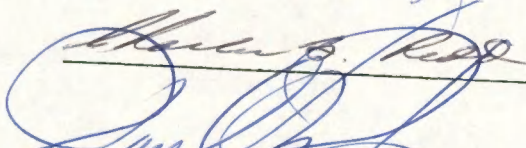
Investments, Petitioner)

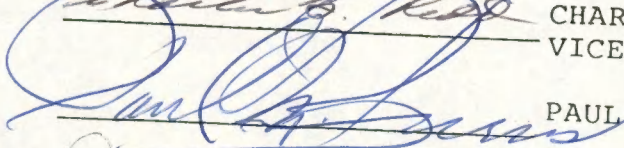
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION)

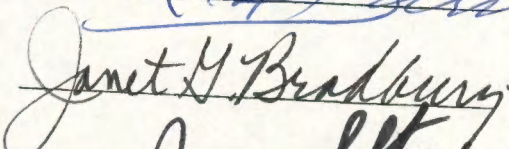
YES

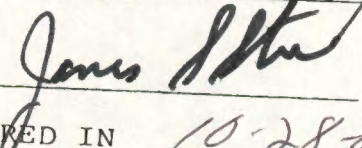
NO


MARK E. GiaQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY


JAMES S. STIER

CONCURRED IN 10-28-86

SANDRA E. KENNEDY
CITY CLERK